

**WALKER PLANNING COMMISSION  
BOARD OF ADJUSTMENT  
REGULAR MEETING MINUTES & PUBLIC HEARING MINUTES  
March 28, 2016  
6:00 p.m. 701 Elm Avenue Walker Fire Hall Meeting Room**

**1. Call to Order** 6:08 p.m. by Chair Wilkening

**Roll Call-**

Members Present: Gary Wilkening, Rich Hansen, Char Moore

Public: Mary Andrus, Erin Haefele, Chris Thompson

Staff: Terri Bjorklund, Charolette Hines

Absent: Annie McMurrin

**2. Additions or deletions to agenda.**

Bjorklund would like to add a discussion for LU-2008-01 CUP to the end of the agenda. Wilkening stated we will add that discussion after item 9, so that will be item 10 on the agenda.

**3. Announcements by Chair.**

None

**4. M/S Hansen/Moore to recommend approval of Minutes for February 29<sup>th</sup>, 2016.**

Motion passed (3-0)

**5. Planning/Zoning –Report for February 2016.**

Hines reviewed planning/zoning report.

**6. M/S Moore/Hansen to recommend the approval of the LU-2016-02 Lot Split M/B submitted from Lake May Enterprises, LLC (Mary Andrus) with the proposed findings of facts:**

1. The land is properly zoned as General Commercial and suitable in its natural state for the intended purpose.
2. The PID#96-337-3440 has public water and sewer. The PID#96-369-0120 has public water and sewer available.
3. Provisions for water-based recreation are not applicable.
4. Lot areas and dimensions conform to the requirements for the General Commercial zoning district.
5. Both tracts meet the minimum lot size requirement of 15,000 square feet.

Motion passed (3-0)

**7. Reviewed Minnesota statute 216B.1691 for renewable energy and Bemidji's ordinance for solar power to help the Planning Commission to incorporate solar power into the City of Walker ordinance.**

The board likes the simplicity of Bemidji's ordinance for solar power and recommends the staff to draft an ordinance for solar power similar to Bemidji and insert into the new ordinance with Municode before the first draft ordinance from Municode has been done.

**8. Reviewed small cell antenna research on development of an ordinance regulating requests.**

Wilkening: My question is where do we accept the small cell antennas? I was thinking maybe the top of old railroad grade.

Hansen: Can we get this done in one year?

Wilkening: I think we can, maybe have the company's buy a pole program. But we don't allow for cell towers in park areas. But can we break it down to be a light mounted pole for small cell antennas?

Hansen: When the ordinance was written it was referring to big cell tower's and small cell antennas were not even thought about at that point. So with a light mounted pole with a small box on it, I don't think there will be a problem with that.

Bjorklund: How many do we install 3 or 4? If we install them and write up an agreement to have the companies to pay for the price of the pole that could work, we can use the general fund for this and recoup the money back.

Both Hansen and Moore agreed it was a good idea.

Board agrees to move forward with drafting the proposed ordinance.

**9. Discussed the list of community events from the Walker Chamber of Commerce for temporary sign permits ordinance.**

Wilkening: Off-site banners are for events only, Moondance and Eelpout are not events. Off-site banners are for non-profit fund raisers. If we change anything it would require an ordinance change. This consideration is for only two locations; in front of Hardee's and Kyle Duclos property.

Bjorklund: How about we take half of what the chamber requests in January every year and add that amount to the 7 that we currently allow. So that would open up some spots for others to have a chance to get some advertisement out there.

Moore liked Terri's idea. The chamber request's six so we would increase by three.

Hansen: So we would increase the amount from seven to ten and define non-profit. Who is making the decision for the approval?

Bjorklund: The staff would make that decision and if someone does not agree with the decision it can be brought to council for further discussion.

Board agrees to increase the amount of signage from seven to ten and define non-profit in the ordinance.

**10. M/S Hansen/Moore to recommend the enforcement of conditions for LU-2008-01 CUP Steve C. Olson Trust.**

Bjorklund explains the LU-2008-01 CUP is 2 unit motel/hotel in a Transitional Commercial, basically made it a VRBO subject to the following conditions:

1. 2 additional on-site parking spaces shall be constructed to the west side of the property, for a total of 4 parking spaces, with required erosion protection in place during construction.
2. Screening along the eastern side of the property shall be implemented as per City Ordinance 154.046 .A final plan for screening and landscaping shall be submitted and approved by the Planning Commission prior to installation.
3. Any tree removed by the installation of addition parking, shall be replaced by two trees.
4. Signage shall be limited to parking space designation markers, not to exceed 4 square feet, and building signage not to exceed 2 square feet per unit.

Bjorklund stated that someone has inquired as to how this was allowed. Complaints have been brought to our attention about noise, parking etc.

There were conditions that were supposed to be met. Going back to the CUP it appears the conditions were never completed.

Bjorklund asked the Planning Commission do we go back and make them complete the conditions.

Hansen: Absolutely.

Wilkening: The property owner needs to hold the quests accountable for their actions.

This came about because of the inquiry.

(3-0)

**11. Wilkening adjourned meeting at 7:08 p.m.**